

MACOMB TOWNSHIP PLANNING COMMISSION  
MINUTES MEETING AND PUBLIC HEARING  
HELD TUESDAY, NOVEMBER 16, 2004

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN  
MICHAEL D. KOEHS, SECRETARY  
MEMBERS: DEAN AUSILIO  
KENNETH MEERSCHAERT, SR.  
JOA PENZIEN  
ARNOLD THOEL

ABSENT: NONE

ALSO PRESENT: Larry Dloski, Township Attorney  
Jerome R. Schmeiser, Community Planning Consultant  
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the Roll. All members present.

2. Approval of Agenda Items. (*With any corrections*)

**MOTION by AUSILIO seconded by THOEL to approve the agenda as amended.**

**MOTION carried.**

3. Approval of the of November 1, 2004 previous Meeting Minutes

**MOTION by AUSILIO seconded by MEERSCHAERT to approve the November 1, 2004 Meeting Minutes.**

**MOTION carried.**

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**AGENDA ITEMS:**

4. **Site Plan; Nextel Communications Wireless Facility;** Located on the east side of Hayes Road, 1/3 mile north of 22 Mile Road. Nextel Communications, Petitioner. Permanent Parcel No. 08-19-300-012 (*Tabled at the 10-19-04 PC Meeting*)

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial, stating that he did not receive a copy of the revised plan. Mr. Schmeiser briefly reviewed one of the Board Members plans and indicated that the plan still has issues with the location of the dumpster, enclosure, outdoor storage area, easement from Hayes Road to the tower, landscaping, cabinets and gravel driveway.

Petitioner Present: Mark Morris representative. Mr. Morris requested that the matter be tabled to address the issues discussed for the site plan.

Public Portion: None

**MOTION by KOEHS seconded by AUSILIO to table the item at the petitioner's request to the December 7, 2004 Planning Commission Meeting upon receipt of revised plans addressing the outdoor storage area, easement from Hayes Road to the tower, landscaping, cabinets, gravel drive and also indicating the location of the dumpster, either enclosed outside or stored inside per the zoning ordinance for the Site Plan; Nextel Communications Wireless Facility; Permanent Parcel No. 08-19-300-012. Since the matter has been tabled to the December 7, 2004 Planning Commission Meeting, it is necessary that the petitioner submit the revised plans to the Township Clerks Department no later than November 24, 2004.**

**MOTION carried.**

5. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located at the end of Marseilles approximately 1600 feet north of 22 Mile Road. Thomas Becher, Petitioner. Permanent Parcel No. 08-21-326-001

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Roy Serra

Public Portion: Sherry Blank, Township resident, addressed her concerns regarding the future plans involving residential development.

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**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the rezoning request and rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); pursuant to the Planning Consultants recommendations specifically finding that the proposed rezoning is consistent with the goals of the master plan and the proposed rezoning is consistent with the development of the surrounding properties. Permanent Parcel No. 08-21-326-001. This motion is based on the Planning Consultants recommendations as follows:**

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

**MOTION carried.**

6. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located at the end of Marseilles approximately 1600 feet north of 22 Mile Road. Thomas Becher, Petitioner. Permanent Parcel No. 08-21-376-001

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Roy Serra

Public Portion: Several residents addressed their concerns opposing the rezoning request.

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the rezoning request and rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-21-376-001. This motion is based on the Planning Consultants recommendations as follows:**

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

**MOTION carried.**

7. **Rezoning Request; Agricultural (AG) to Office High Rise (O-2);** Located on the south side of 23 Mile Road 490' west of Romeo Plank Road. St. John Health System, Petitioner. Permanent Parcel No. 08-20-200-031

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Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings for approval. The Planning Consultant would be in a position to recommend that such a land use permit be approved with the understanding that buildings over 3 stories be developed within the front portion of the property.

Petitioner Present: David Hales

Public Portion: Several Township residents addressed their concerns regarding agenda nos. 7-9. The residents reviewed with the Members of the Board and Community Planning Consultant the restrictions and differences between Agricultural, Residential and Office zones. Further discussion was held regarding the future development for the parcels.

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the petitioner's request to rezone the property from Agricultural (AG) to Office High Rise (O-2); pursuant to the recommendation of the Community Planning Consultant. Permanent Parcel No. 08-20-200-031. This motion is based on the Planning Consultants recommendations as follows:**

1. **The proposed rezoning is consistent with the spirit and intent of the zoning ordinance and master plan in the provision of uses developed for serving the basic human needs of Macomb Township.**
2. **The proposed rezoning is compatible with the development of the surrounding properties. It is recognized that the O-2 zone allows 10 story buildings. It is also pointed out that hospitals are allowed in an O-2 zone with a special land use permit from Macomb Township. The Planning Consultant would be in a position to recommend that such a land use permit be approved with the understanding that buildings over 3 stories be developed within the front portion of the property.**

**MOTION carried.**

8. **Rezoning Request; Residential One Family Suburban (R-1-S) to Office High Rise (O-2);** Located on the west side of Romeo Plank Road 1,162.45 feet south of 23 Mile Road. St. John Health System, Petitioner. Permanent Parcel No. 08-20-200-011

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval. The Planning Consultant would be in a position to recommend that such a land use permit be approved with the understanding that buildings over 3 stories be developed within the front portion of the property.

Petitioner Present: David Hales

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Public Portion: Refer to the Public Portion under agenda item number 7.

The Members of the Board, petitioner and Community Planning Consultant held further discussion concerning the proposal. The Members of the Board discussed other zones more appropriate for the property.

**MOTION by AUSILIO to forward the recommendation to the Township Board of Trustees to deny the request to rezone the property from Residential One Family Suburban (R-1-S) to Office High Rise (O-2), based on our discussions here this evening in that it would not be an appropriate zone for this particular property. Permanent Parcel No. 08-20-200-011.**

**MOTION failed for lack of support.**

Clerk KOEHS asked Larry Dloski, Township Attorney, "If we were going to recommend a less intense zone, would we have to deny the rezoning first?" Mr. Dloski stated, "Yes". Mr. KOEHS asked "Would we then make a second motion for the less intense zone?" Mr. Dloski stated, "Yes, because the petitioner is asking for a particular zoning. You would deny that particular zoning and then you could recommend that it be rezoned to a different zoning classification that's less intense."

**MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to deny the request to rezone the property from Rezoning Request; Residential One Family Suburban (R-1-S) to Office High Rise (O-2), based on our discussions here this evening in that it would not be an appropriate zone for this particular property. Permanent Parcel No. 08-20-200-011.**

**MOTION carried.**

**MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to rezone the property from Residential One Family Suburban (R-1-S) to Office Low Rise (O-1); Permanent Parcel No. 08-20-200-011**

**MOTION carried.**

9. **Rezoning Request; Residential One Family Suburban (R-1-S) to Office High Rise (O-2);** Located on the west side of Romeo Plank Road 1,333.76 feet south of 23 Mile Road. St. John Health System, Petitioner. Permanent Parcel No. 08-20-200-012

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Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval. The Planning Consultant would be in a position to recommend that such a land use permit be approved with the understanding that buildings over 3 stories be developed within the front portion of the property.

Petitioner Present: David Hales

Public Portion: Refer to the Public Portion under agenda item number 7.

**MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to deny the request to rezone the property from Residential One Family Suburban (R-1-S) to Office High Rise (O-2), based on our discussions here this evening in that it would not be an appropriate zone for this particular property. Permanent Parcel No. 08-20-200-012.**

**MOTION carried.**

**MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to rezone the property from Rezoning Request; Residential One Family Suburban (R-1-S) to Office Low Rise (O-1); Permanent Parcel No. 08-20-200-012.**

**MOTION carried.**

*The Members of the Board recessed for five minutes.*

10. **Land Division Variance; Stoneridge Subdivision (106 lots);** Located on the east side of Fairchild Road ¼ mile north of 21 Mile Road. Dominic Geric, Petitioner. Permanent Parcel No. 08-25-427-003 & 08-25-427-004

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Craig Duckwitz of Anderson Eckstein & Westrick.

Public Portion: None

**MOTION by KOEHS seconded by MEERSCHAERT to table the item at the petitioner's request for the Land Division Variance; Stoneridge Subdivision (106 lots); Permanent Parcel No. 08-25-427-003 & 004**

**MOTION carried.**

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11. **Tentative Preliminary Plat; Stoneridge Subdivision (106 lots);** Located on the east side of Fairchild Road ¼ mile north of 21 Mile Road. Stoneridge Development, Petitioner. Permanent Parcel No. 08-25-427-003 & 004

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Craig Duckwitz of Anderson Eckstein & Westrick

Public Portion: None

**MOTION by KOEHS seconded by MEERSCHAERT to table the item at the petitioner's request for the Tentative Preliminary Plat; Stoneridge Subdivision (106 lots); Permanent Parcel No. 08-25-427-003 & 004**

**MOTION carried.**

12. **Tentative Preliminary Plat; Clearstone Subdivision (118 lots);** Located on the southwest corner of 26 Mile Road and Luchtman Road. Frank Karam & Sam DiMercurio, Petitioner. Permanent Parcel No. 08-05-200-011

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Bill Thompson of Lenher & Associates

Public Portion: None

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Tentative Preliminary Plat; Clearstone Subdivision (118 lots), provided that a bond is posted for ½ of Luchtman Road and revised plans are submitted indicating the 8' pathway along 26 Mile and Luchtman Roads. Permanent Parcel No. 08- 05-200-011. This motion is pursuant on the Planning Consultants recommendations as follows:**

1. **The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;**
  - a. **Macomb County Road Commission**
  - b. **Office of Public Works Commission of Macomb County**
  - c. **Macomb County Health Department**
  - d. **Macomb County Planning Commission**

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- e. **Michigan Department of Environmental Quality**
  - f. **All public utility companies affected.**
  - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
2. **The Township Engineer approves all engineering plans for the computed plat.**
  3. **That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
  4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
  5. **That all public street drain crossings within the boundaries of the Tentative Preliminary plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.**
  6. **That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
  7. **Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior the issuance of any building permits.**
  8. **That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
  9. **That the 20 ft. common area for landscaping purposes” be developed in accordance with the provisions of the Land Division Ordinance of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plats proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost**



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estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.

10. That a bond in the amount to be determined by the Township Consulting Engineer be posted assuring the development of the "Landscape Easement". The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat. (Not applicable)
11. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
12. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after the final preliminary plat approval by the Township Board.
13. That the petitioner submits 2 copies of the restrictive covenants that will be recorded with the plat. The Restrictive Covenants must include an article to provide for the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.
14. The landscape plan be revised eliminating the word "seed" from the plan.
15. That funds be provided in escrow of ½ the paving of ½ of the frontage of Luchtman Road.
16. That revised drawings be submitted showing the 8 foot path on 26 Mile Road and Luchtman Road.

**MOTION carried.**

13. **Land Division Variance; Strathmore Condominiums (Phase II);** Located 1,250 feet south of 26 Mile Road 1,050 east of Luchtman Road. Pulte Land Company, Petitioner. Permanent Parcel No. 08-04-100-029

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Kevin Christiansen representing Pulte Land Company

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Public Portion: None

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendations to the Township Board of Trustees to approve the Land Division Variance; Strathmore Condominiums (Phase II); Section 17-135 (h) – be granted to allow a cul-de-sac street exceeding the 600’ length. Permanent Parcel No. 08-04-100-029. This motion is based on the Planning Consultants recommendations as follows:**

**That Section 17-135(h) be granted to allow a cul-de-sac street exceeding 600 feet in length.**

**MOTION carried.**

14. **Revised Preliminary Plan; Strathmore Condominiums (Phase II);** Located 1,250 feet south of 26 Mile Road 1,050 east of Luchtman Road. Pulte Land Company, Petitioner. Permanent Parcel No. 08-04-100-029

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Kevin Christiansen representing Pulte Land Company

Public Portion: None

**MOTION by KOEHS seconded by MEERSCHAERT to forward the recommendation to the Township Board of Trustees to approve the Revised Preliminary Plan; Strathmore Condominiums (Phase II); Permanent Parcel No. 08-04-100-029. This motion is based on the Planning Consultants recommendations as follows:**

1. The petitioner shall prepare and submit engineering plans to the Township Engineer for the required approvals from the following agencies in compliance with the State Condominium Act and Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:.
  - a. Macomb County Road Commission
  - b. Office of Public Works Commission of Macomb County
  - c. Macomb County Health Department
  - d. Macomb County Planning Commission
  - e. Michigan Department of Environmental Quality
  - f. All public utility companies affected.
  - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township

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**Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.**

- 2. The Township Engineer approves all engineering plans for the computed plan.**
- 3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the preliminary plan have been incorporated into the Final Plan.**
- 5. That all sites meet the requirements of the Township Zoning Ordinances.**
- 6. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further the MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
- 7. That all public street crossings within the boundaries of the Final Plan shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.**
- 8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 9. That the 'landscape easement'; that area labeled on the plan as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.**
- 10. That the final plan approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.**

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11. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after final preliminary plan approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction phase.
13. That the Master Deed that will be recorded as part of this plat, have been approved by the Township Attorney and Township Assessor. The Master Deed must be approved before an application will be received for Final Plan.
14. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plan.

**MOTION carried.**

15. **Special Land Use; Shield's Pizza;** Located on the southeast corner of 23 Mile Road and Romeo Plank Road. Anthony DiGirolamo, Petitioner. Permanent Parcel No. 08-20-200-046

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and amended his recommendation for denial to approval with the understanding that no permanent openings other than a fire door(s) be provided along the south wall and that the accesses be provided in either the west wall, which faces Romeo Plank Road, or to the east wall, which faces the parking area.

Petitioner Present: Erick Spencer along with the builder and franchise owner.

Public Portion: Adjacent Township residents expressed their concerns regarding the liquor license, hours of operation, trespassing issues, lighting disturbances, traffic concerns and noise levels.

**MOTION by AUSILIO seconded by PENZIEN to approve the Special Land Use; Shield's Pizza, provided that no egress is located on the south side of the building, hours of operation are limited from 11:00 a.m. to 12:00 a.m. (midnight), curtains and / or blinds shall be provided for the interior windows on the south side of the building to prevent lighting disturbances to adjacent property owners, and that no**

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**live bands, music or DJ's are permitted. 08-20-200-046. This motion is pursuant to the Planning Consultants recommendations as follows:**

- 1. The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood**

**A residential property exists to the immediate south of the strip center involved. The proposed entrance to the restaurant including the carry out area of the center is approximately 60' from the residential property to the south. It is recognized that a wall exists between the two but the location of the alcoholic serving business is in very close proximity to the residential properties.**

- 2. The proposed use is situated in such a fashion that all pedestrian traffic shall channel itself within 60' of the above described residential use and will be more hazardous than is normal for the district involved**
- 3. The proposed use is designed, in such a fashion that the door for its entrance will "megaphone" into the abutting residential area and will be a nuisance which will be obnoxious to the abutting neighbors.**
- 4. The proposed use shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings. However, the location of ht door and traffic patterns may unreasonably affect the value of the adjacent land and/or buildings**
- 5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development.**
- 6. The proposed use is necessary for the public convenience at the proposed location. The multi-use center involved is located at the intersection of two major traffic ways for this area.**
- 7. The proposed use is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**

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8. No egress shall be permitted on the south side of the building except for a fire door.
9. The hours of operation shall be from 11:00 a.m. to 12:00 a.m. (midnight)
10. That curtains/blinds be installed inside the building along the south side to prevent lights from disturbing surrounding neighbors.
11. No live music bands or DJ's shall be permitted.

**MOTION carried.**

*Addition:* 16. **Temporary Revised Site Plan; Christmas Tree Sales; Randazzo Fruit Market;** Located on the east side of Hayes Road ½ mile north of 22 Mile Road; Antonio Monteleone, Petitioner. Permanent Parcel No. 08-19-300-017.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and recommended approval.

Petitioner Present: Ann Monteleone

**MOTION by MEERSCHAERT seconded by THOEL to approve the Temporary Revised Site Plan; Christmas Tree Sales; Randazzo Fruit Market, for a time period beginning November 26, 2004 through December 31, 2004 Permanent Parcel No. 08-19-300-017. This motion is based on the Planning Consultants recommendations as follows:**

1. That the signs be situated within the tree area.
2. That the petitioner post the required \$500.00 Cash Bond.
3. That an electrical permit be obtained from the Building Department
4. That the permit be valid from November 26, 2004 to December 31, 2004.

**Upon receipt of the required bond, the matter will be forwarded to the Building Department, where you may apply for all necessary permits.**

**MOTION carried.**

17. Motion to receive and file all correspondence in connection with this agenda.

**MOTION by PENZIEN seconded by THOEL to receive and file all correspondence in connection with this agenda.**

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**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS:** None

**PLANNING COMMISSION COMMENTS:** None

**ADJOURNMENT:**

**MOTION by KOEHS seconded by AUSILIO to adjourn the meeting at 9:55 p.m.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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Michael D. Koehs, CMC  
Macomb Township Clerk  
MDK/gmb